



GIVAT EITAM: ONE LOT OVERVIEW

440,000 NIS

400,000 LAND + 40,000 DEVELOPMENT NOW

LAND · THE LOT

400,000 NIS

PRICE FOR ONE RESERVED LOT: PRE-ZONING AGRICULTURAL LAND RIGHTS IN GIVAT EITAM. NOT A FINISHED APARTMENT. 1 OF ~600 LOTS IN THE 94-DUNAM PROJECT. AFTER DEVELOPMENT, ONE LOT IS INTENDED TO CARRY RIGHTS FOR ONE ~APPROX. 130 SQM LIVING-SPACE APARTMENT.

NOW · TO RIGHTS

40,000 NIS

DEVELOPMENT, MANAGEMENT AND LEGAL COSTS FROM TODAY UNTIL BUILDING RIGHTS ARE OBTAINED.

LATER · AT RIGHTS

50,000 NIS

DUE WHEN BUILDING RIGHTS ARE ISSUED. COVERS REMAINING COSTS SO THE LOT IS FULLY DEVELOPED FOR SALE AT RIGHTS, OR SO YOU CAN CONTINUE FROM CONSTRUCTION TO A FINISHED APARTMENT. SAME FEE EITHER PATH.

CURRENT EFRAT BUILDING COSTS

11,500 NIS / SQM

APPROXIMATE CONSTRUCTION RATE FOR 130 SQM APT..

$130 \text{ SQM} \times 11,500 = 1,495,000 \text{ NIS}$

THIS IS NOT DUE AT RESERVATION. IT IS THE LATER COST IF YOU BUILD THE APARTMENT AFTER RIGHTS AND USED TO BREAKDOWN THE COSTS AND LAND VALUE.

RIGHTS FIRST. WALLS OPTIONAL.

CURRENT EFRAT HOUSING COSTS

25,515 NIS /SQM

VALUE OF 130 SQM APT. 3,316,950 NIS
LESS BUILDING COSTS: 1,495,000 NIS
LESS TOTAL LAND COSTS: 490,000 NIS

NET LAND PROFIT: 1,331,950 NIS